

Report To:	The Planning Board	Date:	5th March 2014
Report By:	Head of Regeneration and Planning	Report No:	13/0328/IC Plan 03/14
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Proposed conversion of social club to respite unit (Class 8) with associated alterations to building at Former Social Club, 8 – 10 John Street, Gourock		

SITE DESCRIPTION

The application relates to a two storey building last used as a social club, located on the northern side of John Street, Gourock and adjacent to the junction with Royal Street. To the front the building is finished in white painted stone, with white render to the side and brown facing brick to the later flat roof addition to the rear. The roof of the original building is finished in slate. A variety of residential properties, located on John Street and Royal Street, lie adjacent. Directly across John Street are a number of business premises including small retail units, a nursery and a wedding car garage.



PROPOSAL

It is proposed to change the use of the building to a respite centre (Class 8) for short term care. The applicant has indicated this will be aimed at the elderly and infirm. The centre will provide 11 bedrooms. To facilitate the change of use the front elevation to John Street, which is currently unstable, will be rebuilt to accommodate a main entrance and new windows. New uPVC windows will be installed within new openings to the side elevation. The flat roof will be re covered in grey

fibreglass roofing and the external walls finished in a buff render. The rear courtyard will be landscaped and a new gate provided to the side access lane.

DEVELOPMENT PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H9 - Non-Residential Development Proposals within Residential Areas

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

Policy RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

CONSULTATIONS

Head of Safer and Inclusive Communities – No objections in principle to the proposal. Conditions relating to the disposal of cooking odours together with details of the provisions for waste and recycling are recommended.

Head of Environmental and Commercial Services - The Roads Development Guidelines indicate that 4 off street parking spaces are required for this development. However, the former social club use required greater parking provision than the proposed new use. Consequently, the change of use would reduce the demand for on street parking.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

Six of representations were received. Five are in objection and one support the principle of the proposal but raises concerns.

The concerns raised can be summarised as follows:

- The area is very congested with high demand for on street parking from adjacent residential and commercial uses; no additional off street parking is proposed.
- Existing residents may not be able to park near their properties.
- Clear road markings should be provided to improve parking behaviour.
- A new car park should be built on Shore Street.

ASSESSMENT

The material considerations in the determination of this planning application are the Inverclyde Local Plan, the proposed Inverclyde Local Development Plan, the visual impact, impact on the amenity of neighbouring residents, the consultation responses and the representations received.

Assessing the change of use, Policy H1 of the Local Plan and Policy RES1 of the proposed Local Development Plan seek to safeguard the character and amenity of residential areas. Policy H9 of the Local Plan and Policy RES6 of the proposed Local Development Plan advise on the development of non-residential uses within the residential areas. The lower end of John Street is an area of mixed residential and commercial use. When in operation as a social club, the use of the property would have continued late into the evening. Patrons would have arrived at and left the premises by car or taxi, with possibly car doors slamming, engines running, in-car entertainment systems and extraneous traffic movements. As is often the case, people may have gathered outside the club as they leave at the end of the evening. The proposed use as a respite centre will not generate late night noise and disturbance which may disturb adjacent residents. I further do not consider that daytime activity would cause any disturbance over and above that which already occurs within this mixed area. Overall, I consider that the proposed use will be to the benefit of local residential amenity as it will reduce the potential for late night noise and activity at the premises.

The outstanding amenity issue relates to the potential for cooking odours from kitchens within the premises to affect neighbouring residential properties. This can be dealt with by way of a planning condition requiring that full details of ventilation and filtration system be approved prior to the change of use and in accordance with the advice from the Head of Safer and Inclusive Communities.

Considering visual impact, currently the building is in a poor state of repair and work has been done to the front elevation for public safety reasons. I consider that the proposed front elevation is visually acceptable. The alterations to the window arrangement and the new windows to be installed to the side elevation together within the new fiberglass roofing material to the flat roof and the gate to the access lane are not visually prominent and will have an overall neutral visual effect. It is indicated that the property will receive a new buff render finish. Whilst a range of materials are found within the vicinity, I consider it appropriate to attach a condition which will require a sample of

the external finish to be submitted for approval prior to use on site. Bringing the building back into use will have an overall positive visual impact to the existing streetscape.



The outstanding material consideration to be assessed is that of traffic and parking. No off-street parking is proposed for the new use and whilst the existing access lane provides access to the rear courtyard, this is not of a sufficient size to allow the formation of a parking area which would comply with the minimum requirements of the Roads Development Guide. I note the concerns raised in the representations regarding the lack of off street parking and the potential implications for on-street parking demand. For the last use as a social club, the Roads Development Guide specifies a parking requirement of 20 spaces per 100 square metres of public floor area. The public floor area within the club comprised two lounge bars, committee room, snooker room and TV lounge and extended to an area in excess of 350 square metres. Four off-street parking spaces are required for the proposed respite unit development. The new use will therefore result in a significant reduction in on-street parking requirements. Consequently the Head of Environmental and Commercial Services offers no objection to the proposal with reference to parking requirements, traffic and road safety.

Considering the outstanding points raised in the representations, the provision of new road markings or new car parks is a matter for the Head of Environmental and Commercial Services where required. It would not be appropriate to refuse planning permission solely on the basis that nearby residents may not be able to park immediately outside their properties.

In summary, it is considered that the proposal would not be to the detriment of the amenity of the residents living adjacent to the premises. The alterations to the building are visually acceptable and the parking requirements of the proposed use are also significantly less than the existing use.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. That prior to use on site, a sample of the proposed render shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless agreed otherwise in writing by the Planning Authority.

2. That prior to the erection on site, full details of the design, height and materials of the proposed gate and fence to the access lane shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless agreed otherwise in writing by the Planning Authority.
3. The development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved by the Planning Authority. Such specification shall include precise details on the location of equipment used for the cooking and heating of food, canopies, grease filters, rates of air movement over the canopy, make-up air, air disposal points etc.
4. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.

Reasons

1. To ensure the render is visually appropriate.
2. To ensure the gate and fence are visually appropriate.
3. To protect the amenity of the immediate area and prevent the creation of odour nuisance.
4. To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application Form
2. Application Plans
3. Inverclyde Local Plan
4. Proposed Inverclyde Local Development Plan
5. Consultation Responses
6. Representations received.



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